

CITY COUNCIL, CITY OF LODI  
CITY HALL COUNCIL CHAMBERS  
DECEMBER 6, 1961

This regular meeting of the City Council of the City of Lodi held beginning at 8:00 p.m. of Wednesday, December 6, 1961. Councilmen Brown, Katzakian, Mitchell, Ullmann and Culbertson (Mayor) present; none absent.

Also present: City Manager Graves, Admin. Asst. Carlton, and City Attorney Mullen; Planning Director Rodgers absent.

MINUTES Minutes of November 15, 1961 were approved as written and mailed on motion of Councilman Katzakian, Mitchell second.

PUBLIC PRESENTATION

POLICE TRAINING - CERTIFICATES PRESENTED Mayor Culbertson announced that it gave him great pleasure to report that the following officers of the Lodi Police Department had completed a nine months' course in municipal police administration, totalling 200 hours for each officer, with a B plus average: Detective James Brunson, Detective Norman Mauch, Officer Robert Jordan, Officer Ray Phelps, Officer Virgil Raggi and Officer La Vaine Wagner. He then presented certificates to all the officers except Detective Mauch who was absent; his certificate was given to Police Chief Coon for delivery. Mayor Culbertson commended the officers for their achievement which would be of benefit to both the officers and the community. Other members of the Council offered their congratulations. City Manager Graves also commended the men for their accomplishment and gave a brief report on the manner in which the course is given under the auspices of the ICMA and the high quality of work required.

PUBLIC HEARINGS

DAISY AVENUE SPELLING RES. NO. 2496 ADOPTED Notice thereof having been published in accordance with law, Mayor Culbertson called for public hearing on the proposal to change the spelling of "Daisey Avenue" to "Daisy Avenue" as recommended by the Planning Commission in order to make the spelling of that street consistent for its entire length. There were no protests, written or oral. Officer Raggi stated that he lived on this street and considered that the change would be beneficial. Councilman Brown moved the adoption of Resolution No. 2496 changing the name of "Daisey Avenue" to "Daisy Avenue." The motion was seconded by Councilman Ullmann and carried.

REZONE POR. SON-RAY PARK AND DISPOSAL PLANT SITE TO R-2 ORD. NO. 713 INTRODUCED Notice thereof having been published in accordance with law, the Mayor called for public hearing on the proposal recommended by the Planning Commission to change from R-1 one family residential zone and from R-4 multiple family residential zone to the R-2 one family residential zone the east 446.5 feet of the Son-Ray Park Subdivision and the north 539 feet of the City's sewage treatment plant property. There were no protests, written or oral. On motion of Councilman Katzakian, Mitchell second, the City Council by unanimous vote introduced Ordinance No. 713 changing the above mentioned property to the R-2 zone as recommended.

## PLANNING COMMISSION

FORD REZONING ON CHEROKEE LANE The Planning Commission by a 6 - 2 vote recommended approval of the request of Mr. William Ford for a change of zoning from the R-4 multiple family residential zone and the C-2 general commercial zone to the C-S commercial shopping zone for an 11-acre parcel bounded by Cherokee Lane, Poplar Street, Garfield Street and a line 348 feet south of Vine Street. On motion of Councilman Brown, Katzakian second, the proposal to rezone was set for public hearing on December 20, 1961.

PC ACTIONS The Planning Commission took the following actions at its meeting of November 27, 1961:

1. Approved the request of Dr. Gordon Roget for a use permit to establish an off street parking lot on the east 100 feet of his property located at 510 South Fairmont Avenue in the R-3 limited multiple family residential zone.
2. Denied the request of Krieger Motor Company for a use permit to operate a body and fender shop at 1004 South Cherokee Lane in the C-2 general commercial zone.
3. Approved the site plan of the Grace Presbyterian Church to be located at the northeast corner of Mills Avenue and Pine Street in the R-1 residential zone.

## COMMUNICATIONS

SAFETY COUNCIL RE MID-BLOCK CROSSWALK REQUEST A letter from the Lodi District Safety Council was read which stated that a meeting had been held by two members of the Safety Council and two representatives of the merchants who had petitioned the Council for a mid-block crosswalk on School Street between Oak and Walnut Streets. As a result of the meeting, the following actions were recommended: That the City place on a priority basis the installation of traffic signals on School and Walnut Streets and that additional enforcement personnel be provided during the Monday night shopping period and during the Christmas opening. The letter further stated that Chief of Police Coon had already prepared a program which would meet their request for additional police enforcement, and suggested that the petition for the crosswalk be denied until the above recommendations were activated and observed for a six-months' period in order to determine if the problem is alleviated. Mayor Culbertson asked what was being done about possible installation of signals at the School-Walnut intersection. City Manager Graves stated that a traffic study was being made, which required traffic checks, etc. It was mentioned that signals for this intersection were not in the present budget and also that it was too late to get signals in before this year's Christmas shopping season even if the survey should indicate signals are needed. City Manager Graves stated he would inform the Safety Council by letter that this intersection was being studied, and if the traffic survey indicated the need for signals, consideration would be given to this problem before next year's budget was adopted.

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OUTLAWING  
DRAW POKER

A letter was received from the Cudahy Improvement Association, Cudahy, California, asking the City's support of efforts to outlaw draw poker and low ball draw poker in California. The request was tabled on motion of Councilman Katzakian, Mitchell second.

## JAYCEES

A letter was received from the Lodi Jaycees thanking the Council for its support which helped to make it possible for the Jaycees to win the bid for the first annual Jaycee State Junior Bowling Finals in 1962. Members of the Council expressed their gratification that the Jaycees were able to obtain the tournament for Lodi.

## REPORTS OF THE CITY MANAGER

## CLAIMS

Claims in the amount of \$132,918.78 were approved on motion of Councilman Katzakian, Brown second.

RICHFIELD OIL  
DRIVEWAY  
REQUEST

City Manager Graves presented a request from Richfield Oil Company for driveways for a proposed service station at the northwest corner of Hutchins Street and Kettleman Lane. The plans call for two 30-foot driveways along each street. In connection with the above request the City Engineer recommends that Hutchins Street be widened 3½ feet on the west side at this location with the City paying the costs thereof amounting to approximately \$500. On motion of Councilman Mitchell, Ullmann second, the City Council approved the driveways as requested and also approved widening of Hutchins Street as recommended by the City Engineer at an approximate cost of \$500.

GULF OIL CORP.  
DRIVEWAY  
REQUEST

The request of Gulf Oil Corporation for driveways at the northeast corner of Lodi Avenue and School Street for a proposed service station was then presented. The Company is asking for two 30-foot driveways on Lodi Avenue and one 30-foot driveway on School Street and the Engineering Department has recommended that the request be granted. On motion of Councilman Brown, Mitchell second, the City Council approved the installation of driveways at the northeast corner of Lodi Avenue and School Street in accordance with the plans submitted.

W. LOCKEFORD ST.  
R/W - CARLETON

Mr. Graves reported that negotiations had been completed with Dr. Thomas J. Carleton for right of way on West Lockeford Street. In a letter dated November 21, 1961, Dr. Carleton was asking for \$1,930 and that the City provide for the replanting of shrubs, construction of a brick retaining wall, replacing driveways, etc. The City Manager stated that the \$1,930 plus the cost of improvements which would be paid by the City would equal the value of the land as appraised by Mr. Craig Hubbard. The City Attorney recommended that the deed be accepted. On motion of Councilman Katzakian, Brown second, the City Council accepted the deed for \$1,930 plus the conditions stated in the Carleton letter, by the following vote:

Ayes: Councilmen - Brown, Katzakian, Ullmann  
and Culbertson

Noes: Councilmen - Mitchell

CURB, GUTTER, ETC. AS A BUILDING REQUIREMENT	City Manager Graves then submitted a proposed resolution and ordinance requiring the installation of curb, gutter, sidewalk and street improvement as a condition to securing a building permit. Such an ordinance would cover properties which are not now covered by the Subdivision Ordinance, which requires such installations for subdivisions. There was considerable discussion concerning the requirement for street improvement. It was felt that streets that had at one time been accepted as being up to standard should not require improvement at the expense of the abutting property owners. On motion of Councilman Mitchell, Katzakian second, the City Council adopted Resolution No. 2497 declaring that for reasons of public health and safety an ordinance requiring curb, gutter, sidewalk and street improvement for new construction should be adopted. Councilman Katzakian, stating that in the event the lot abuts on a street that has at one time prior to this date met City standards and has been maintained by the City, the provisions regarding streets shall not apply, moved the introduction of Ordinance No. 714 requiring the installation of curb, gutter, sidewalk and streets as a condition to the issuance of a building permit. The motion was seconded by Councilman Mitchell and was carried by unanimous vote after reading the ordinance by title only and waiving the reading in full.
RES. NO. 2497 ADOPTED	
ORD. NO. 714 INTRODUCED	
HIGH SCHOOL PARKING LOTS	Mayor Culbertson mentioned that he had noticed that cars in the East Campus High School parking lots have been parking in the sidewalk area. The matter was referred to the City Manager who will check with School authorities.
FALLOUT SHELTERS	City Manager Graves presented a proposed ordinance to permit and regulate construction of fallout shelters within front yards or street side yards. There was some discussion concerning the provisions regarding grade level. Further consideration of the ordinance was postponed to the next meeting; meanwhile copies of the ordinance are to be mailed to each councilman.
TERMITE CONTROL	Mr. Graves reported that signs of termites had been found in the basement area of the City Hall and that two proposals for treatment had been proposed by the pest control company which had inspected the City Hall: (1) Treat the area where the termites had been found which would cost \$98 or (2) treat the entire basement by boring holes in the walls and concrete and injecting chemicals in the soil at a cost of \$1,082. The City Manager recommended that the latter treatment be given which would preclude the possibility of infestation in other areas of the basement and is guaranteed for two years, but usually such a treatment takes care of a building for ten years or more. Councilman Katzakian moved that \$1,082 be appropriated to treat the City Hall for termite control. The motion was seconded by Councilman Mitchell and carried.

## ORDINANCES

ANNEX CHEATHAM ADDN	ORDINANCE NO. 710, entitled "AN ORDINANCE APPROVING THE ANNEXATION OF CERTAIN UNINHABITED TERRITORY, DESIGNATED "CHEATHAM ADDITION" TO THE CITY OF LODI,"
ORD. NO. 710 ADOPTED	having been introduced at the regular meeting of November 15, 1961, was brought up for passage on

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motion of Councilman Brown, Ullmann second. Second reading was omitted after reading by title, and was then passed, adopted and ordered to print by the following vote:

AYES: Councilmen - BROWN, KATZAKIAN, MITCHELL,  
ULLMANN and CULBERTSON  
NOES: Councilmen - NONE  
ABSENT: Councilmen - NONE

REZONING NW  
COR FAIRMONT  
AND CARDINAL

ORD. NO. 711  
ADOPTED

ORDINANCE NO. 711, entitled "AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY REZONING CERTAIN PROPERTY AT THE NORTHWEST CORNER OF CARDINAL STREET AND FAIRMONT AVENUE TO BE IN THE R-3 LIMITED MULTIPLE FAMILY RESIDENTIAL DISTRICT," having been introduced at the regular meeting of November 15, 1961, was brought up for passage on motion of Councilman Katzakian, Brown second. Second reading was omitted after reading by title, and the ordinance was then passed, adopted and ordered to print by the following vote:

AYES: Councilmen - BROWN, KATZAKIAN, MITCHELL,  
ULLMANN and CULBERTSON  
NOES: Councilmen - NONE  
ABSENT: Councilmen - NONE

REZONING  
600 BLOCK  
S. FAIRMONT

ORD. NO. 712  
ADOPTED

ORDINANCE NO. 712, entitled "AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY REZONING CERTAIN LOTS IN THE 600 BLOCK OF SOUTH FAIRMONT AVENUE TO BE IN THE C-P COMMERCIAL-PROFESSIONAL OFFICE DISTRICT," having been introduced at the regular meeting of November 15, 1961, was brought up for passage on motion of Councilman Katzakian, Mitchell second. Second reading was omitted after reading by title, and was then passed, adopted and ordered to print by the following vote:

AYES: Councilmen - BROWN, KATZAKIAN, MITCHELL,  
ULLMANN and CULBERTSON  
NOES: Councilmen - NONE  
ABSENT: Councilmen - NONE

#### CITIZENS COMMITTEE FOR CAPITAL OUTLAY PROGRAM

Mayor Culbertson stated that he was pleased to inform the Council that the following citizens had indicated their willingness to serve on a committee to conduct a study of the City's needs and assist and advise the City Council in the development of a long range capital improvement and financing program: Harold Baker, Robert M. Baker, Rhiney Bender, Dr. Thomas J. Carleton, Jack Carter, Robert Cox, A. A. Cristofani, Con Deasy, Albert Dehr, Mrs. Margaret Devine, Orwin Dow, Max Elson, Dick Emery, Dr. W. G. Fessler, Mrs. Karen Hanson, Theodore Keil, Robert Hunnell, Walter Katnich, Jerald Kirsten, Jack Liebig, Robert Little, Mrs. Esther Lund, Mrs. Lillian Maib, A. W. Marquardt, Robert Mertz, Joe K. Newfield, Jr., George Scheideman, Jr., Harry C. Schumacher, William Stickney, George Swindaman, and Julius Weber. Councilman Katzakian moved that a Citizens Committee be formed to study the Capital Outlay Program and that the above people be appointed as the nucleus of the committee. The motion was seconded by Councilman Mitchell and carried. The Mayor said that the first meeting of the group is to be held December 13 and that any persons interested were invited.

The Council then adjourned.

ATTEST: *Beatrice Caribaldi*  
BEATRICE CARIBALDI  
City Clerk